



Board of Adjustment



BOA24-00055

Chloe Durfee Daniel, Planner II

April 9, 2024



Request

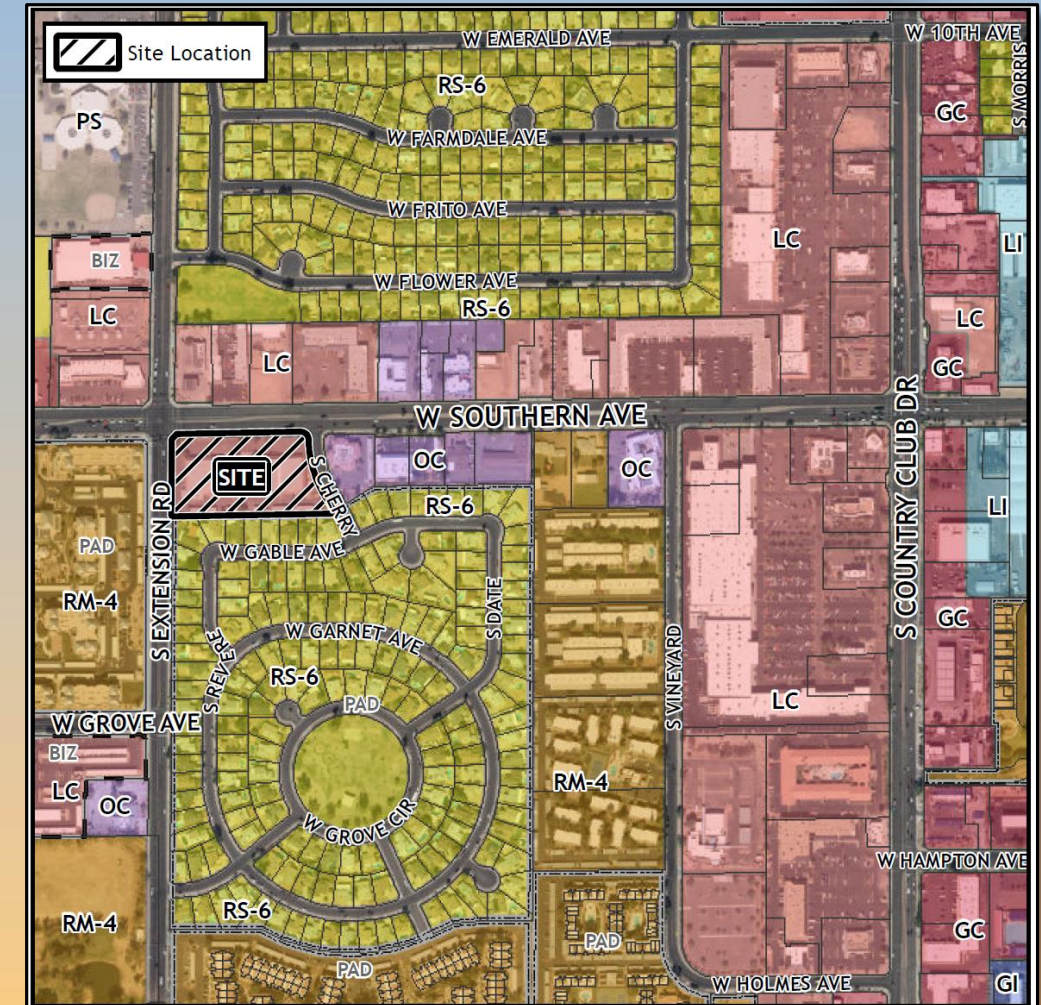
- Substantial Conformance Improvement Permit to allow deviations from certain development standards
- Update an existing development to expand a medical office and improve the overall site





Location

- 777 W Southern Ave
- West of Country Club Drive on the south side of Southern Avenue

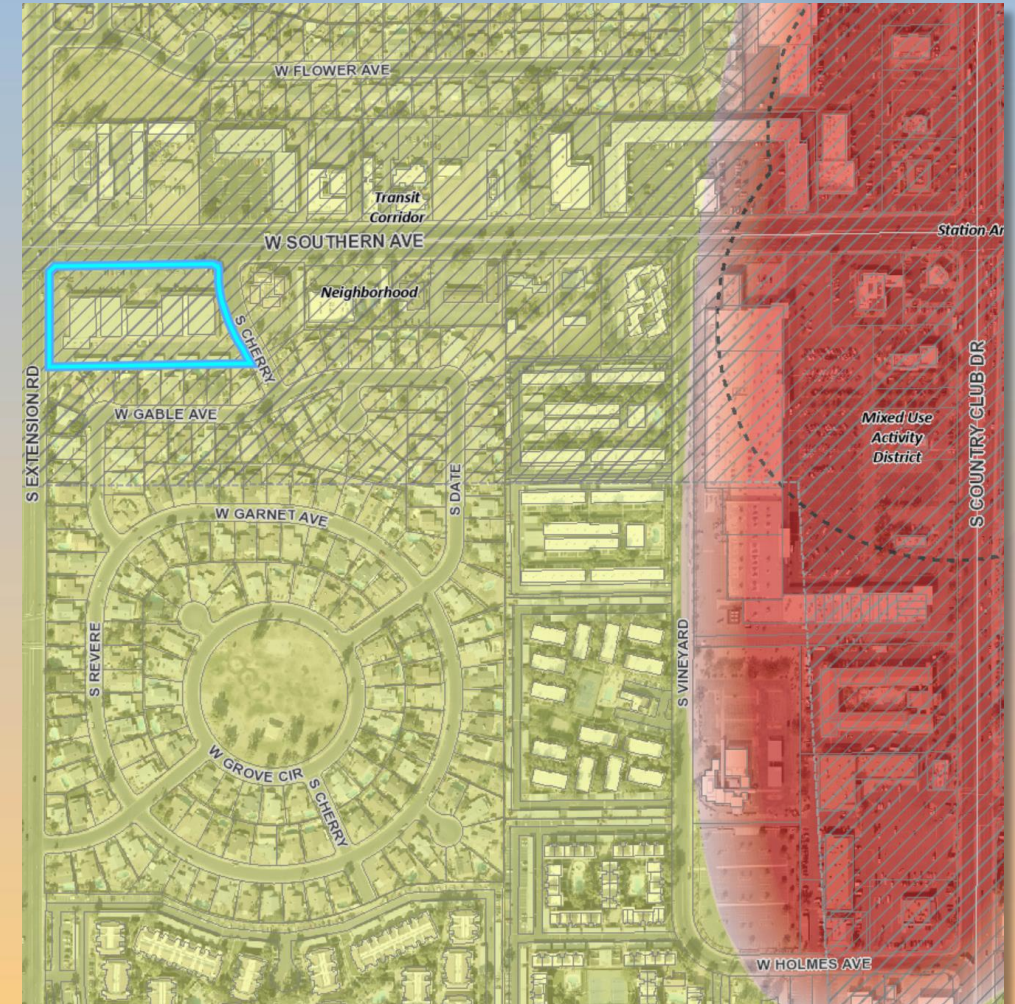




General Plan

Neighborhood/Transit Corridor

- Safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options and supporting uses
- Transit and pedestrian oriented development

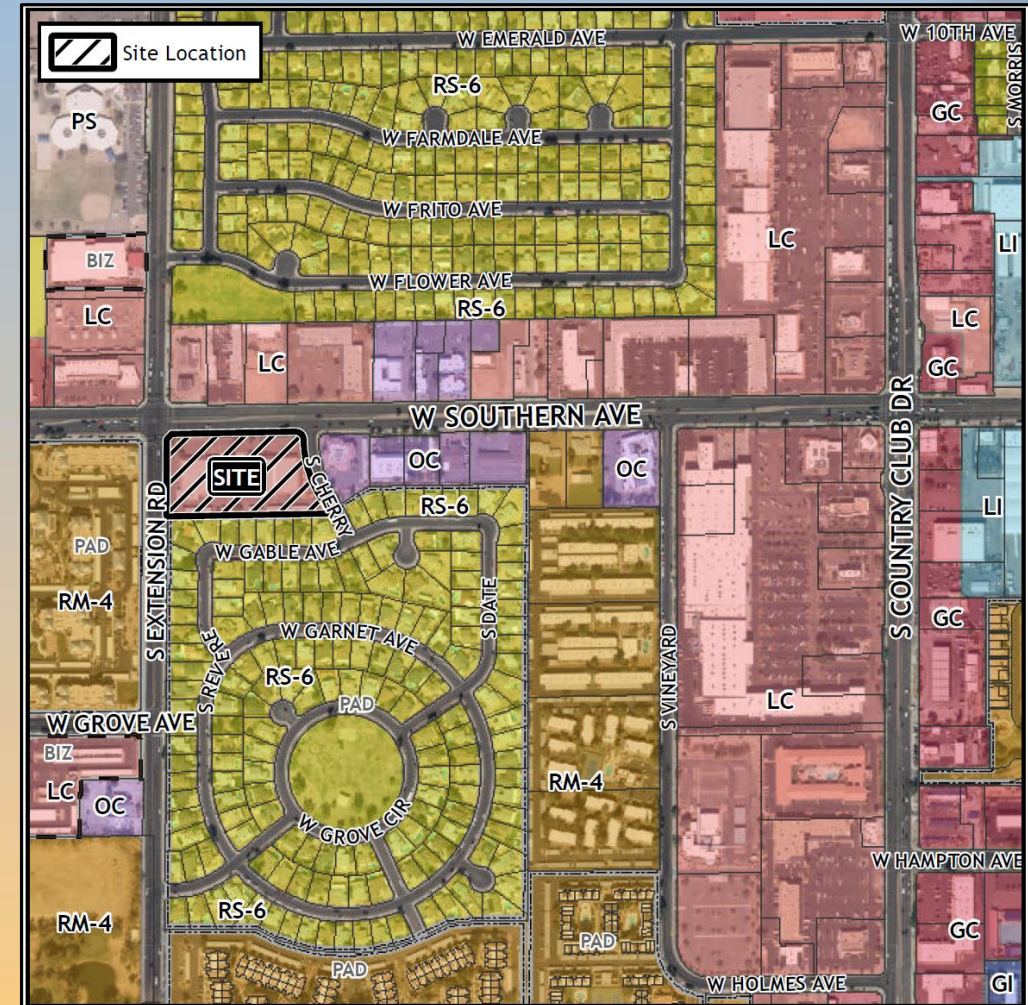




Zoning

Limited Commercial (LC)

- Proposed use is permitted





Site Photos

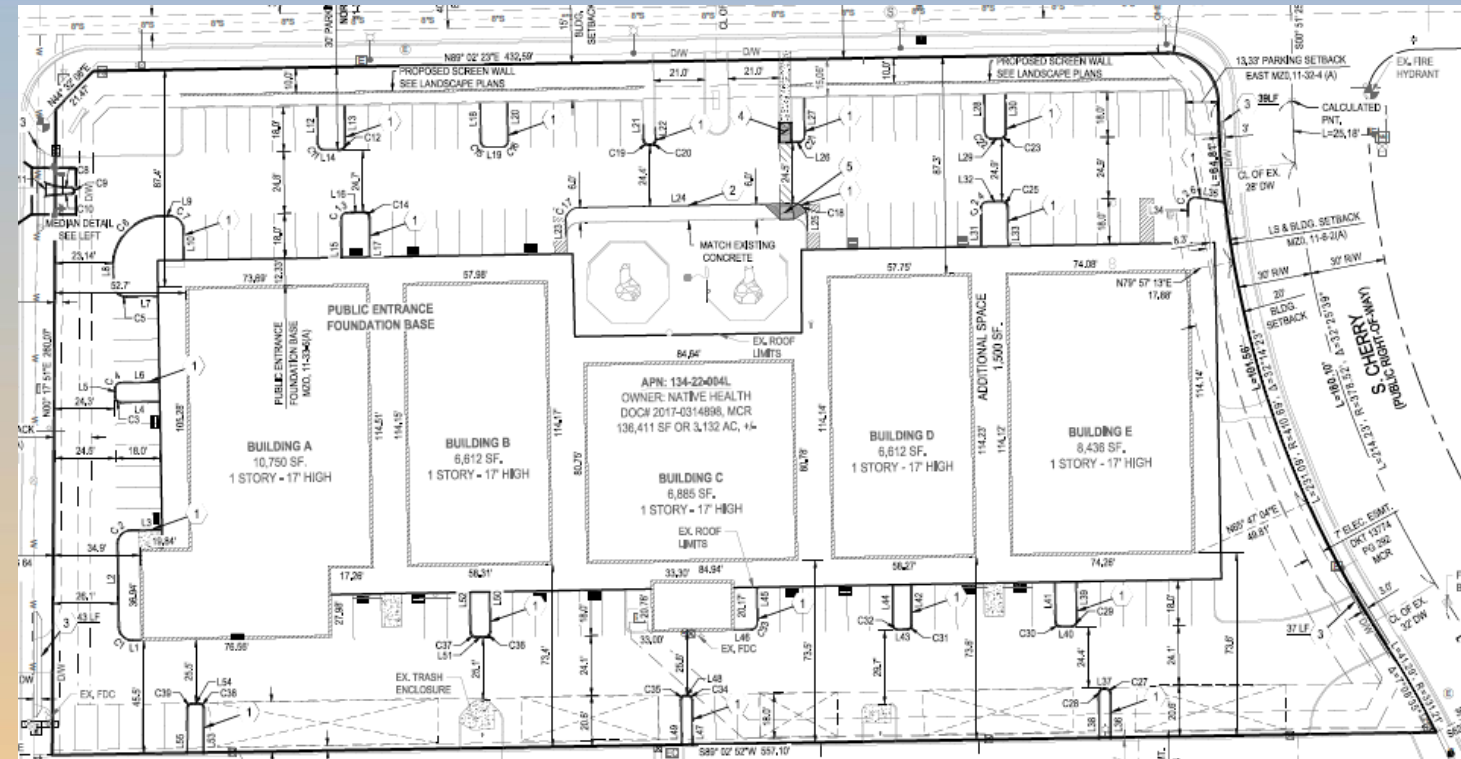


Looking south from Southern Ave



Site Plan

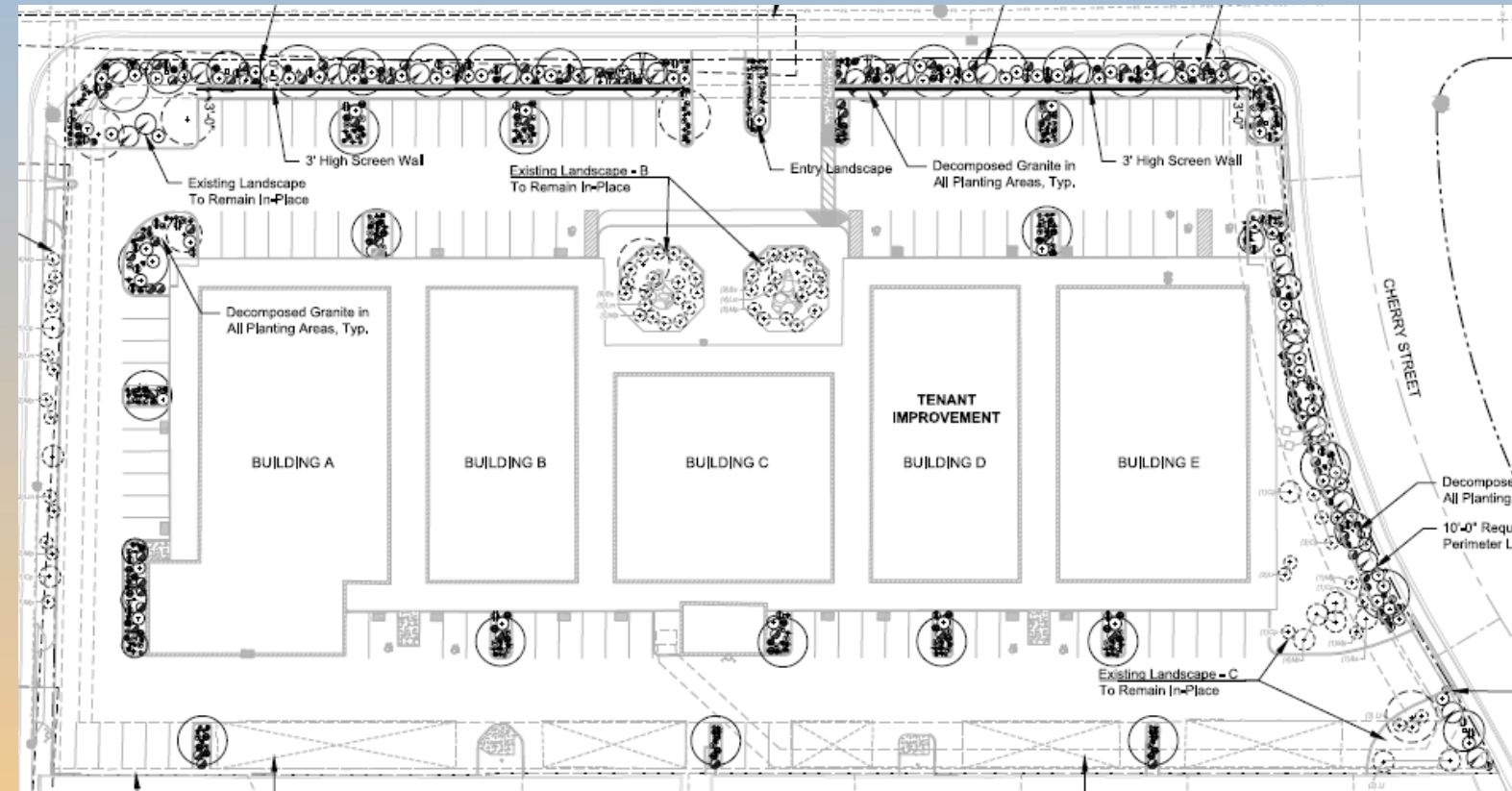
- Combining Buildings D and E with additional 1,500 sq. ft. space included
- Access from Extension, Southern, and Cherry
- 148 parking spaces required
- 148 parking spaces provided
- New striping and new landscape islands through out the parking lot





Landscape Plan

- Updates to perimeter landscaping
- Updates to parking lot landscape islands contain plant material





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Setback of Cross Drive Aisles and Parking Spaces – [Section 11-32-4.A]: Cross drive aisle parallel to Southern Avenue Cross drive aisle parallel to Extension Road Parking Spaces along main drive aisle connecting to Cherry	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.	30 feet 0 feet 13.33 feet
Connection to Public Sidewalk – [Section 11-30-8.A] Cherry Extension Road	An on-site walkway shall connect the main entry to a public sidewalk on each street frontage of the site.	Not Provided Not Provided
Foundation Base – [Section 11-33-5.A] North Side	15 feet	12' 4"

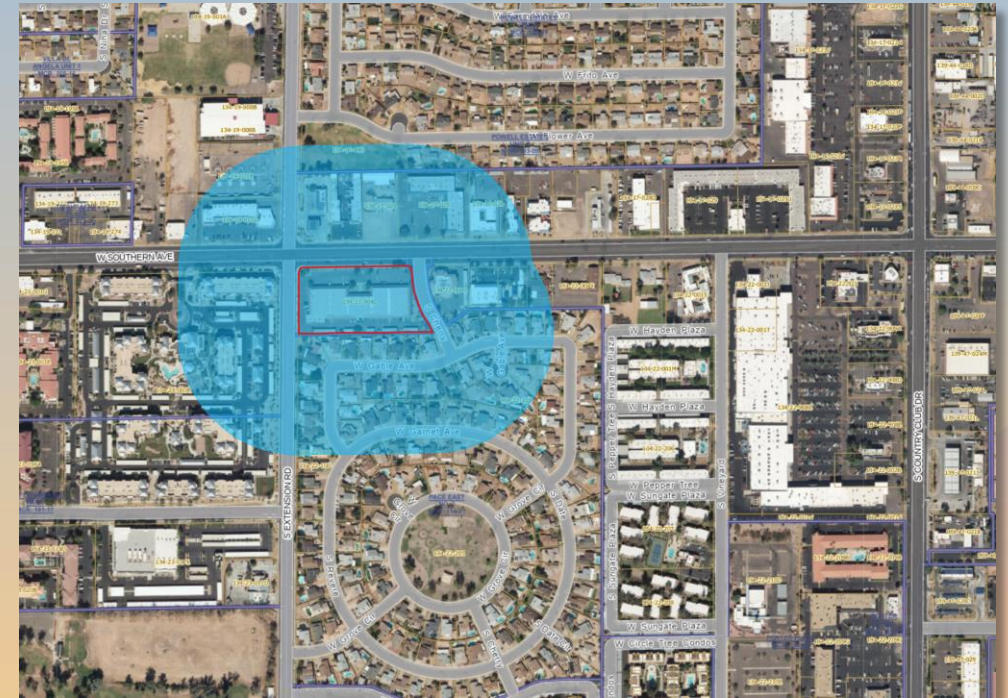


SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Foundation Base Landscaping – [Section 11-33-5.B]	1 tree per 50 linear feet	Existing conditions with the addition of new landscape islands
Building Setbacks – [Section 11-6-3.A]		
South	15 feet	0 feet
East	20 feet	8' 3"
Landscape Setbacks – [Section 11-6-3.A]		
South	15 feet	0 feet
East	20 feet	8' 3"
West	15 feet	0 feet



- Notified property owners within 500 feet
- Neither staff nor the applicant have received any comments





Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



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